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The City of Carlsbad Growth Management Program  
**DEVELOPMENT MONITORING REPORT**

**OCTOBER 2009**

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*The Development Monitoring Report, or DMR, is a monthly summary of building permits issued for all residential and non-residential activity in Carlsbad. It is a report required by the Growth Management Ordinance. The purpose of the DMR is to track new and usually significant growth that adds to the City's housing stock and commercial/industrial square footage, or space.*

**Residential Activity** – The pace of construction jumped during the month of October with 25 permits being issued.

In the northwest quadrant, a permit was issued for a second dwelling unit located at 1212 Oak Avenue.

In the northeast quadrant, three permits were issued for single family dwellings located in the Rockrose neighborhood in Robertson Ranch. Two permits were issued for single family dwellings located in the Blossom Grove neighborhood in Robertson Ranch. Finally, one permit was issued for a single family dwelling located in the Solandra neighborhood also located in Robertson Ranch.

In the southeast quadrant, 9 permits were issued as part of the Copperwood neighborhood located in La Costa Oaks. Nine permits were issued as part of the Rockledge neighborhood also located in La Costa Oaks.

**Non-residential Activity** – One permit was issued during the month of October for 35,882 square feet of new commercial space for Pacific Ridge School located at 6269 El Fuerte Street in the southeast quadrant.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at [www.carlsbadca.gov](http://www.carlsbadca.gov).

A handwritten signature in cursive script that reads "Michele Masterson".

**MICHELE MASTERSON**  
Senior Management Analyst

MM:bd

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## Development Activity Summary, By Zone

Fiscal Year Summary by Zone  
As of October 31, 2009 (4 months)

Residential	
Zone	Dwelling Units
1	6
2	0
3	0
5(NE)	0
5(NW)	0
6	0
7	0
8	0
9	0
10	28
11	33
12	0
	0
13	0
14	0
17	6
18	0
19	0
20	0
21	0
22	0
23	0
	0
<b>Total</b>	<b>73</b>

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	0	0
2	0	0
3	0	0
5(NE)	0	0
5(NW)	0	11,093
5(SW)	0	0
6	0	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	0	0
14	0	0
17	35,882	0
18	0	0
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	35,882	11,093
<b>Total</b>	<b>46,975</b>	

## Calendar Year Summary by Zone

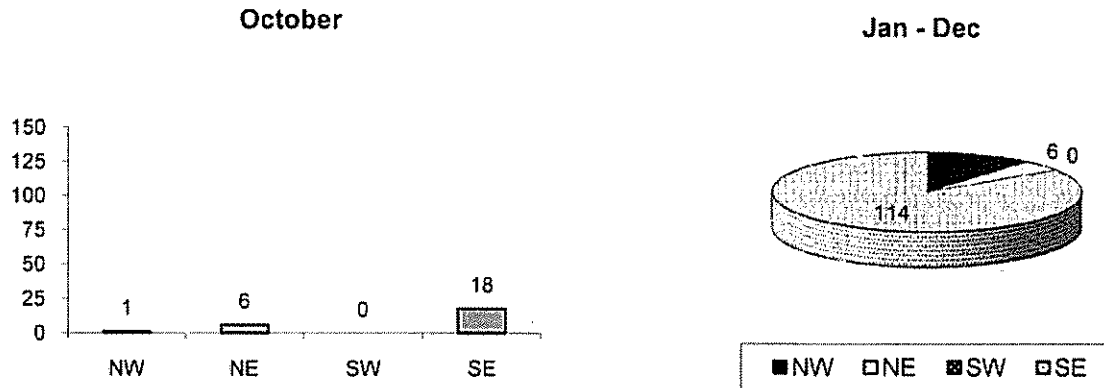
As of October 31, 2009 (10 months)

Residential	
Zone	Dwelling Units
1	15
2	0
3(NW)	0
6(SE)	10
7	0
8	0
9	0
10	53
11	51
	0
12	0
14	6
15	0
17	0
18	0
19	0
	0
20	0
21	0
22	0
23	0
<b>Total</b>	<b>135</b>

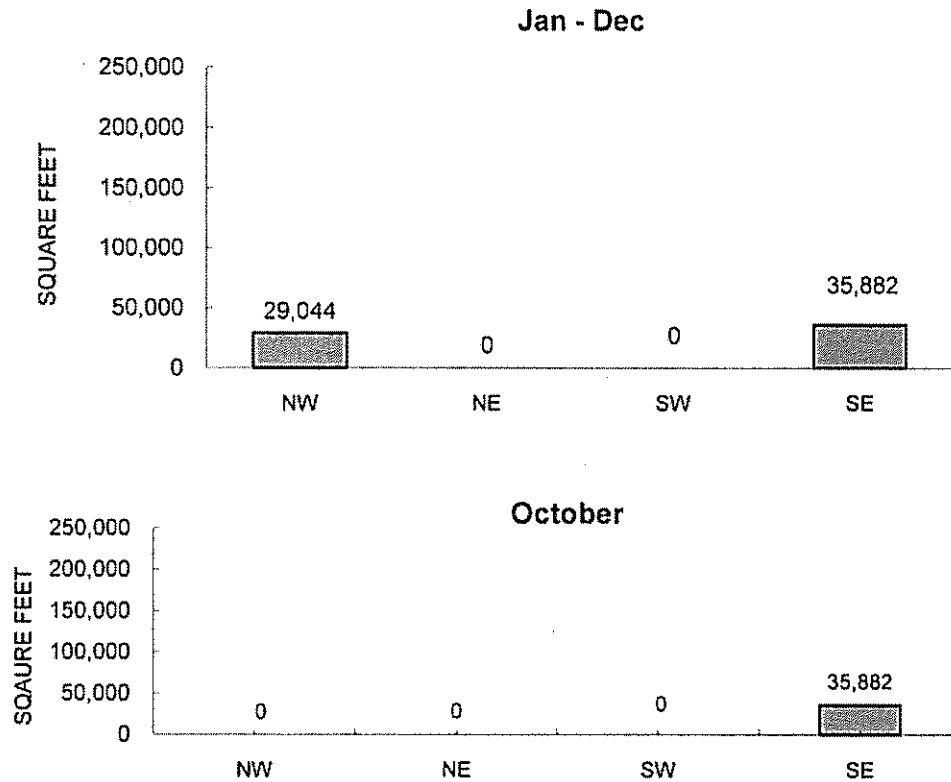
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	0	0
2	0	0
3(NW)	16,972	0
5(NW)	0	11,093
5(NE)	0	0
5(SW)	0	0
6 (SE)	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	979	0
14	0	0
17	35,882	0
18	0	0
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	53,833	11,093
<b>Total</b>	<b>64,926</b>	

## Activity By Quadrant, CY 2009

### Dwelling Units Permitted



### Commercial and Industrial Space Permitted

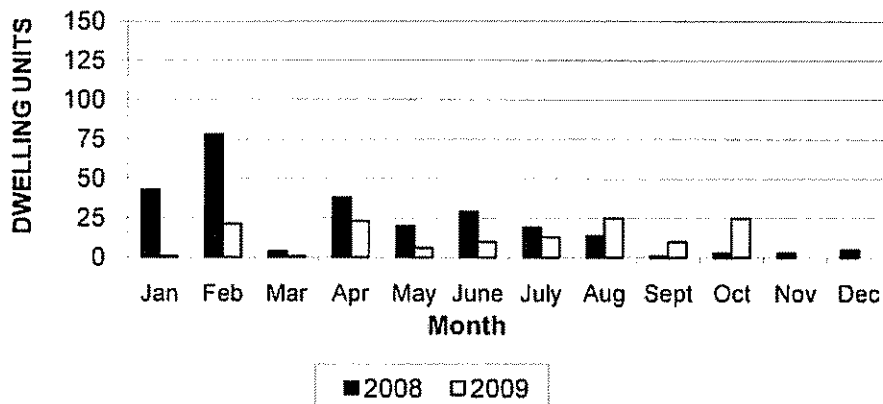


## Activity Comparison, CY 08 vs. 09

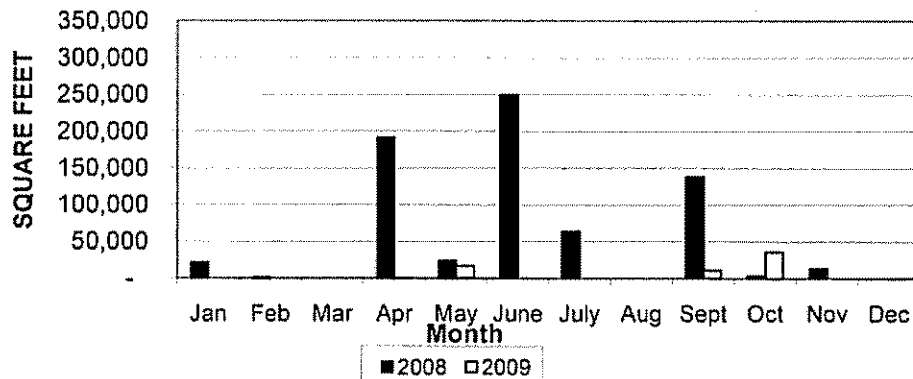
Dwelling Units Permitted		
Month	2008	2009
Jan	43	1
Feb	78	21
Mar	4	1
Apr	38	23
May	20	6
June	29	10
July	19	13
Aug	14	25
Sept	1	10
Oct	3	25
Nov	3	
Dec	5	
<b>TOTALS</b>	<b>257</b>	<b>135</b>

Industrial and Commercial Square Feet Permitted		
Month	2008	2009
Jan	21,069	0
Feb	1,407	0
Mar	0	0
Apr	191,339	979
May	23,992	16,972
June	250,013	0
July	64,327	0
Aug	0	0
Sept	138,241	11,093
Oct	3,750	35,882
Nov	13,666	
Dec	0	
<b>TOTALS</b>	<b>707,804</b>	<b>64,926</b>

**Dwelling Units Permitted  
2008 vs. 2009**



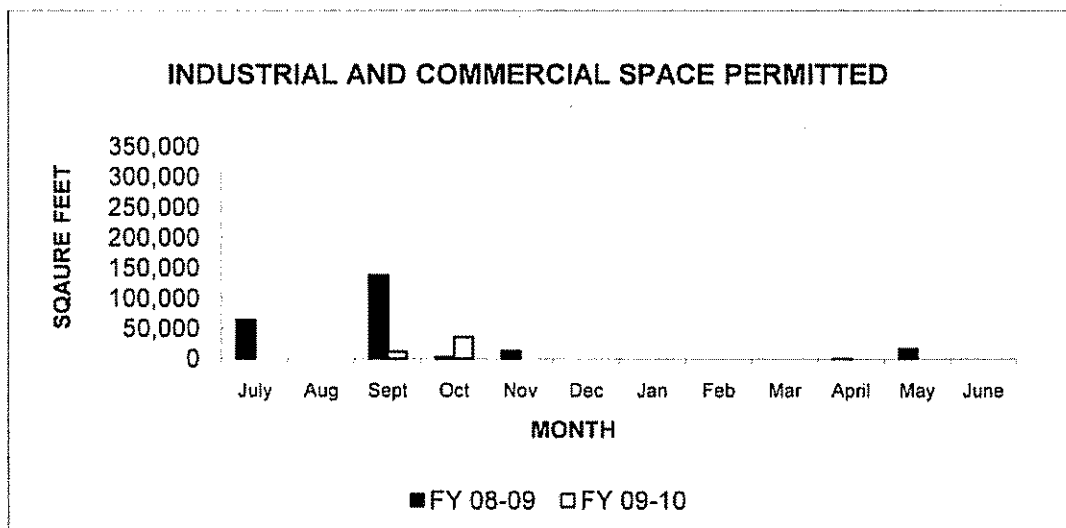
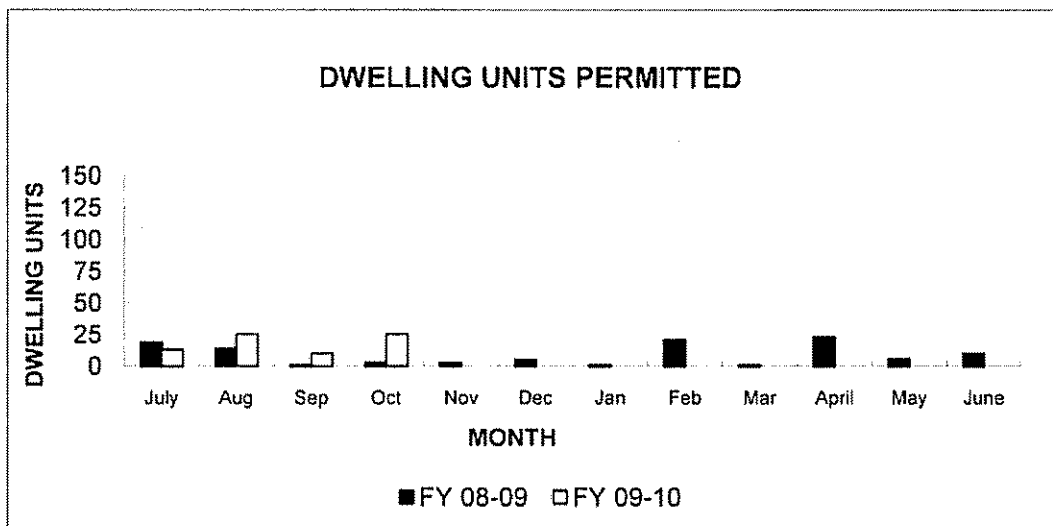
**Industrial and Commercial Square Feet Permitted  
2008 vs. 2009**



## Activity Comparison, FY 08 - 09 vs. FY 09 - 10

Dwelling Units Permitted		
Month	FY 08-09	FY 09-10
July	19	13
Aug	14	25
Sep	1	10
Oct	3	25
Nov	3	
Dec	5	
Jan	1	
Feb	21	
Mar	1	
April	23	
May	6	
June	10	
<b>TOTALS</b>	<b>107</b>	<b>73</b>

Industrial and Commercial Square Feet Permitted		
Month	FY 08-09	FY 09-10
July	64,327	0
Aug	0	0
Sept	138,241	11,093
Oct	3,750	35,882
Nov	13,666	
Dec	0	
Jan	0	
Feb	0	
Mar	0	
April	979	
May	16,972	
June	0	
<b>TOTALS</b>	<b>237,935</b>	<b>46,975</b>



**Summary of Residential Building Permit Activity  
As of October 31, 2009**

Month	Facilities Zone	Dwelling Units	Project
Jan-09	1	1	1170 Chestnut Avenue, second dwelling unit
		1	
Feb-09	1	1	4075 Harbor Drive, second dwelling unit
	1	1	2430 Buena Vista Circle, second dwelling unit
	6	10	CT 02-27, La Costa Fairways, PAR Development
	11	9	CT 05-15, Copperwood @ La Costa Oaks, Colrich Residential
		21	
Mar-09	1	1	3218 McKinley Street, second dwelling unit
		1	
Apr-09	10	3	CT 05-05, Avellino, KB Homes
	10	11	CT 04-09, Warmington Homes, Trieste Pl
	11	9	CT 06-06, Rockledge @ La Costa Oaks
		23	
May-09	1	1	4026 James Drive, single family residence
	10	5	CT 05-05, Avellino, KB Homes
		6	
Jun-09	1	1	3370 Highland Drive, second dwelling unit
	1	1	2230 Nob Hill Drive, second dwelling unit
	1	2	1204 Oak Ave, spec house with second dwelling unit
	10	6	CT 04-16, Viridian at La Costa Greens
		10	
Jul-09	1	2	1200 and 1202 Oak Av, spec home with second dwelling unit
	10	3	CT 07-05, Solterra, Colrich Residential
	11	8	CT 05-15, Copperwood @ La Costa Oaks, Colrich Residential
		13	
Aug-09	1	2	1208 Oak Av, spec home with second dwelling unit
	10	10	CT 04-09, Warmington Homes, Trieste Pl
	10	6	CT 04-16, Viridian at La Costa Greens
	11	7	CT 06-06, Rockledge @ La Costa Oaks
		25	
Sep-09	1	1	3825 Garfield Street, second dwelling unit
	10	9	CT 07-05, Solterra, Colrich Residential
		10	
Oct-09	1	1	1212 Oak Av, second dwelling unit
	11	9	CT 05-15, Copperwood @ La Costa Oaks, Colrich Residential
	11	9	CT 06-06, Rockledge @ La Costa Oaks
	14	3	CT 04-26, Rockrose @ Robertson Ranch, Brookfield San Diego
	14	2	CT 04-26, Blossom Grove @ Robertson Ranch, William Lyon Homes
	14	1	CT 04-26, Solandra @ Robertson Ranch, William Lyon Homes
		25	
		73	<b>Total for Fiscal Year 2009-10 to date (4 months)</b>
		135	<b>Total for Calendar Year 2009 to date (10 months)</b>

**Notes:** These figures are based upon issuance of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

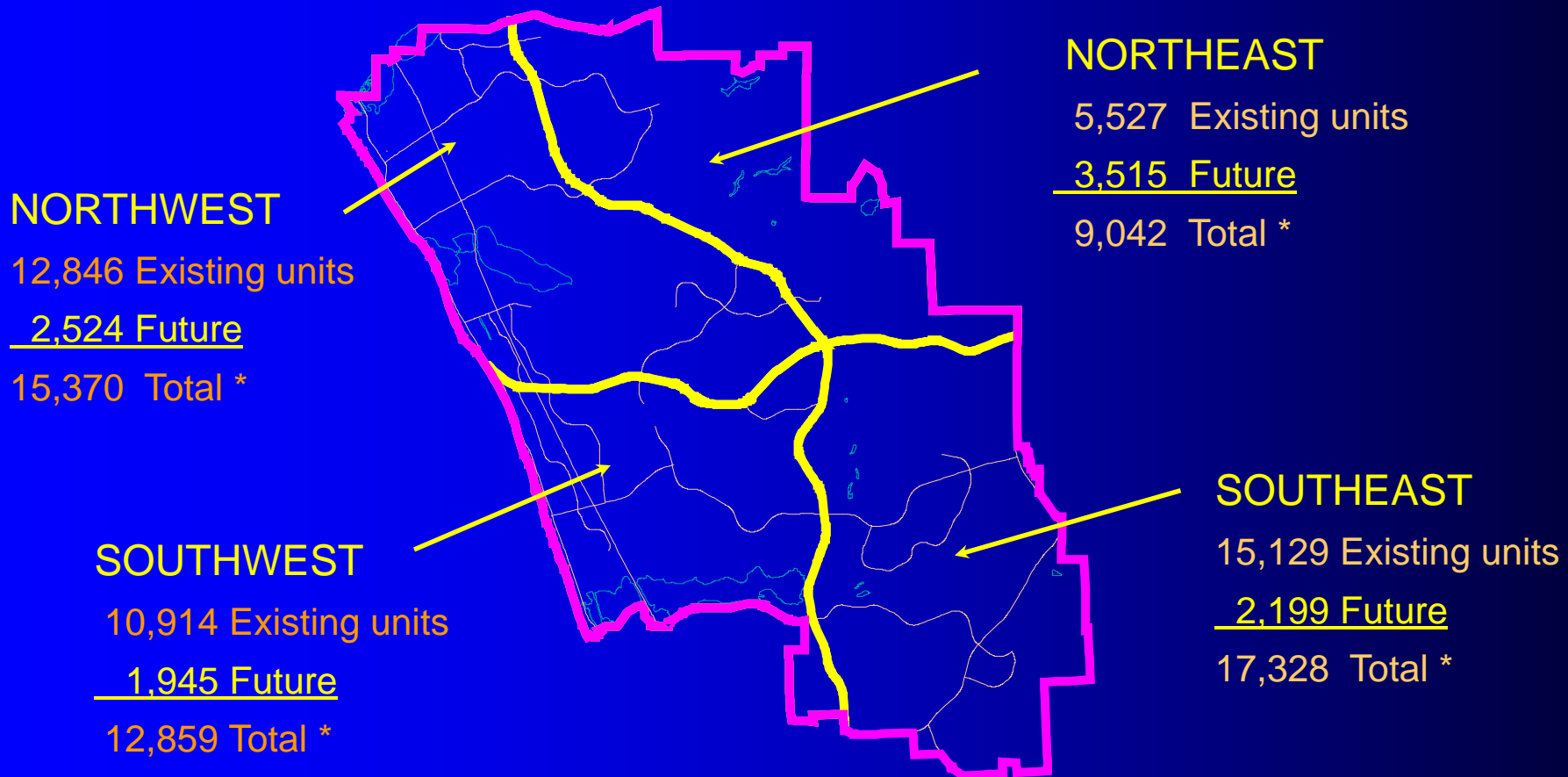
**Summary of Non-Residential Permit Activity**  
**As of October 31, 2009**

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-09		No reportable, non-residential permits were issued in January		
Feb-09		No reportable, non-residential permits were issued in February		
Mar-09		No reportable, non-residential permits were issued in March		
Apr-09	13	979	0	Games Structure at Legoland, 1 Legoland Drive
		979	0	
May-09	3	9,461	0	BJs Restaurant and Brewhouse, 5613 Paseo Del Norte
	3	7,511	0	PF Chang's, 5621 Paseo Del Norte
		16,972	0	
Jun-09		No reportable, non-residential permits were issued in June		
Jul-09		No reportable, non-residential permits were issued in July		
Aug-09		No reportable, non-residential permits were issued in August		
Sep-09	5		11,093	Magellan Aviation, 2016 Palomar Airport Road
			11,093	
Oct-09	17	35,882		Pacific Ridge School, 6269 El Fuerte St
		35,882		
		35,882	11,093	Total for Fiscal Year 2009-10 to date (4 months)
			46,975	Combined Commercial and Industrial
		53,833	11,093	Total for Calendar Year 2009 to date (10 months)
			64,926	Combined Commercial and Industrial

Note: These figures are based upon issuance of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.

# Quadrant Dwelling Unit Report

## November 1, 2009



\* Based on Proposition 'E' Caps added to the existing units in 1986

# Excess Dwelling Unit Bank Summary

## November 1, 2009

Bank balance of  
5,985 reduced to  
2,800

City Council Action  
12/17/2002

Citywide Excess  
Dwelling Unit Bank  
Balance is 2,932 as of  
11/01/2009

### NORTHWEST

Excess Dwelling Units  
Deposited = 67  
Withdrawn = 114  
Since 01/01/2003

### SOUTHWEST

Excess Dwelling Units  
Deposited = 37  
Withdrawn = 59  
Since 01/01/2003

### NORTHEAST

Excess Dwelling Units  
Deposited = 374  
Withdrawn = 177  
Since 01/01/2003

### SOUTHEAST

Excess Dwelling Units  
Deposited = 45  
Withdrawn = 41  
Since 01/01/2003

